

# Forster Ranch Master Association I

## October 2012

### Board of Directors

Wayne Schramm, President  
 John Marron, Vice President  
 Maggie Sforza, Secretary  
 Ken Weir, Treasurer  
 Jim Hinton, Director  
 Tim McComb, Director  
 Susan Jerome, Director

### District Delegates

Tocayo Hills ~ John Marron  
 Glen Ridge ~ Patrick Prendiville  
 Vera Cruz ~ Vacant  
 Meadowood ~ Maggie Sforza  
 Casablanca ~ D.J. Atkinson  
 Rimrock 7 ~ Dennis Voegele  
 Rimrock 8 ~ Wayne Schramm  
 Tocayo Canyon ~ Eileen Pearson  
 Tocayo Ridge ~ Chet Frohlich  
 Naples ~ Christopher Landay  
 Alisal ~ Eric Ortiz  
 Estates ~ Rick Jerome

### Seabreeze Management

39 Argonaut, Suite 100  
 Aliso Viejo, CA 92656  
 (949) 855-1800  
 (949) 855-6678 Fax

**Emergency After Hours**  
 (949) 855-1564

### Jessica Wroten

Account Executive ~ ext. 9012  
 jwroten@seabreezemgmt.com

### Judith Maldonado

Assistant Account Executive ~ ext. 9057  
 jmaldonado@seabreezemgmt.com

### Billing Department

949-855-1800 Option 2

### Board of Directors Meeting

The next Board of Directors Meeting will be held on

**Tuesday, October 2, 2012**

*Palisades United Methodist Church*

*27002 Camino De Estrella*

*Capistrano Beach, CA 92624*

**Executive Session will be held @ 6:00 P.M.**

**General Session and Homeowner Forum**

**will begin @ 6:35 P.M.**



President's Message - October 2012

Living in paradise is wonderful. To maintain this paradise we need to take care of our Ranch. As we are progressing with the renovation we are discovering some issues.

This month's message comes from concerns about the slopes in Forster Ranch.

Most slopes in the Ranch are part of the Association Maintenance Easement (AME). These slopes were specifically designed by the original real estate developer. They allow for more room between lots and, in many cases, provide additional privacy for each Homeowner. A portion of each Homeowner's monthly assessment is used for slope care which includes water and vegetation maintenance. For the past several years, the Association has been working on a major slope renovation plan where new, more drought tolerant vegetation is being installed. This renovation will take several more years to complete.

We are aware of some Homeowners making changes to their property without following the proper procedure. Any landscape or hardscape changes to slopes in Forster Ranch are prohibited without prior review and consent. Proper protocol must be followed before changes to house exterior, landscape, or hardscape are initiated. The *Governing Documents* of the association (CC&Rs, ByLaws, Rules and Regulations, Architectural Guidelines) strictly prohibit any such modifications without approval. All Homeowners were given a copy of the *Governing Documents* when they purchased their home. Homeowners are also responsible to ensure their renters and guests are in compliance. Additional copies of the *Governing Documents* are available from Seabreeze Management.

If you have any questions about what is required to make changes to your property, please contact Seabreeze **before** beginning any work.

Your Association, OWNED by YOU, is a valuable part of your real estate investment and your home. Together we can protect our investment while providing a comfortable environment in which to live. Working together makes it all work better.

Wayne  
 FRWayne@cox.net.

**ADVERTISING**

Advertising in the community newsletter is free to Forster Ranch Homeowner residents. The Forster Ranch Master Association I makes no independent investigation of the products or services advertised in the newsletter or of the people placing the Ads in this publication. To place an Ad in the newsletter, please mail or e-mail your request to Seabreeze Management by the 7th of each month.



As a reminder, no one (besides the Bemus crew) is permitted to walk on the association-maintained slopes. Please do not enter any of the association-maintained slopes for any reason. Please contact Seabreeze Management Company Inc., to report any violations. Thank you for your cooperation.

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**Mobile Notary Public**  
Patti Zeis [949-391-7658](tel:949-391-7658)  
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References available

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